

Newport Beach Country Club

Staff Presentation

Item No. 2.2

Newport Beach Country Club

PA2005-140 and PA2008-152

**Golf Realty Fund
(PA2005-140)**

**Newport Beach Country Club, Inc.
(PA2008-152)**

**Planning Commission
Public Hearing
August 4, 2011**











Existing Tennis
Clubhouse

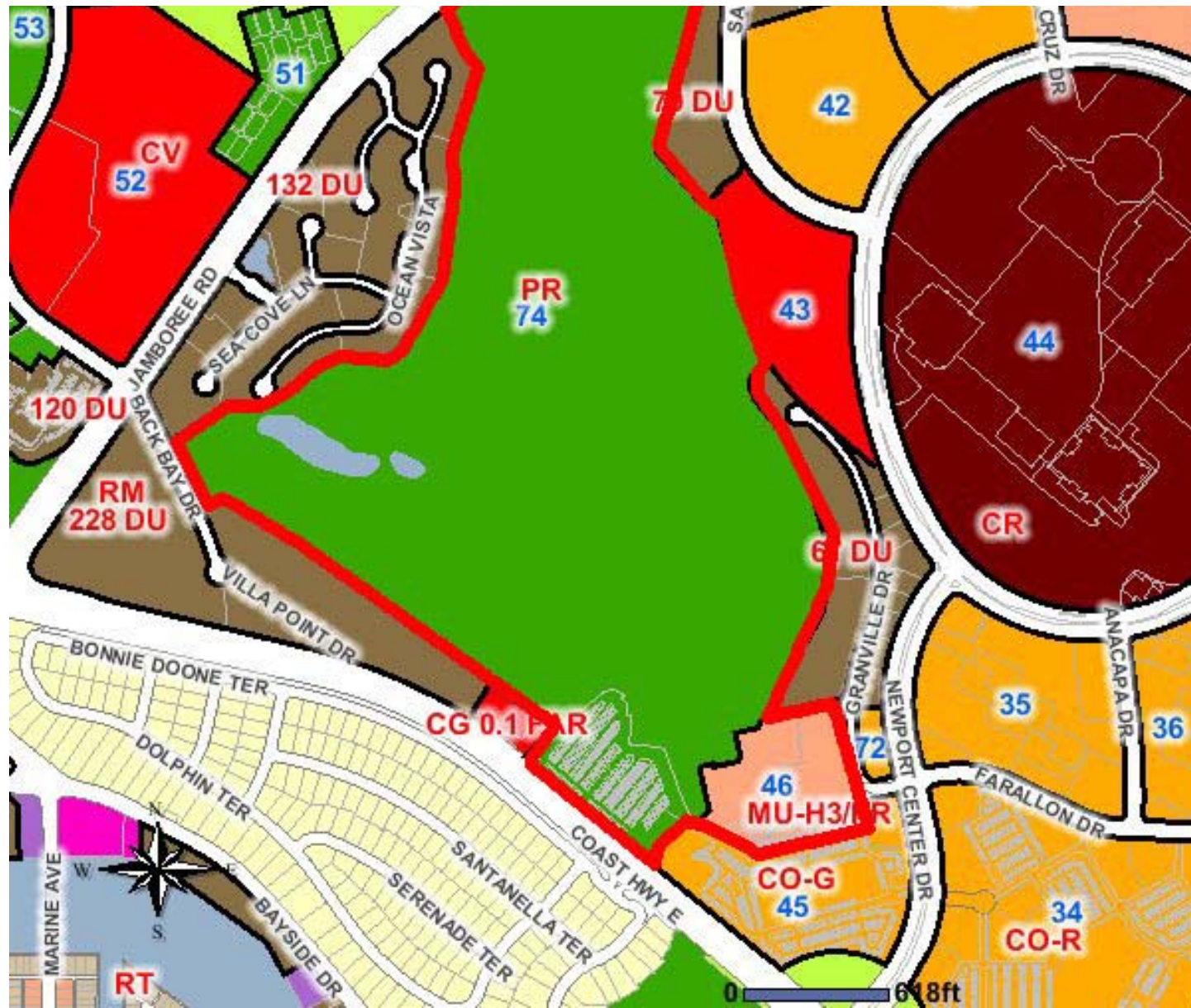
Existing 24
Tennis Courts

Tennis Club Site – Existing Improvements

General Plan & Coastal Land Use Designations

PR: Park Recreation (active public or private recreational uses)

MU-H3: Mixed Use Horizontal (hotel, office, commercial & residential uses)

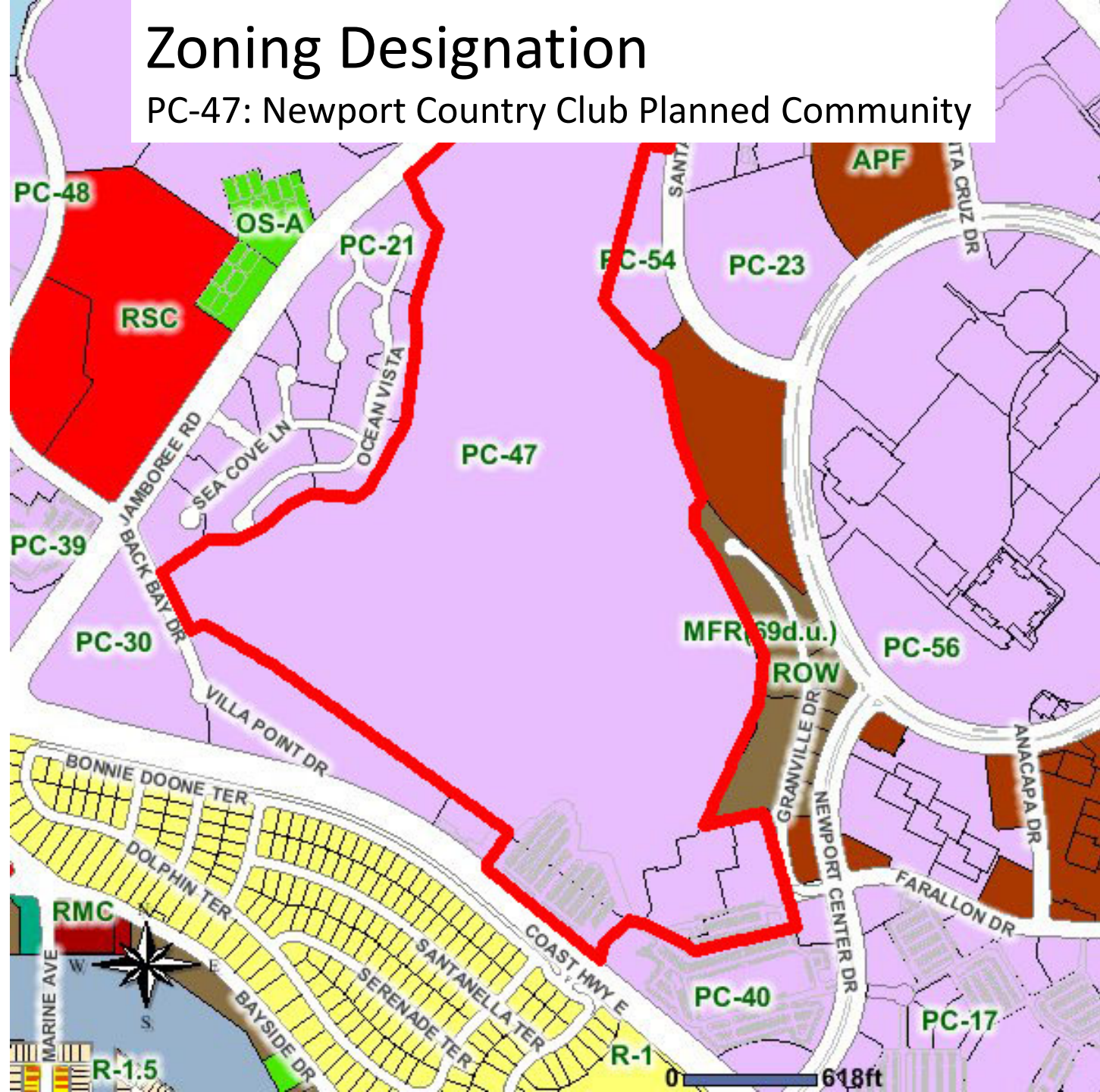


General Plan Development Limits

- Golf Club Site:
 - 35,000 sf.
- Tennis Club Site
 - 3,725 sf.
 - 24 tennis courts
 - Residential use

Zoning Designation

PC-47: Newport Country Club Planned Community



Newport Country Club PC 47

- Created 1997
- Includes: Golf Club and Tennis Club Sites, and Armstrong Nursery property
- Planned community development plan was not adopted
- Tennis Club Site and Nursery property governed by separate use permits when PC does not have development standards

Newport Beach Country Club Application

Proposed by Golf Realty Fund,
property owner
(PA2005-140)

Golf Realty Fund Requests:

- Planned Community Development Plan - provide zoning development standards for Golf Club & Tennis Club Sites
- Vesting Tentative Tract Map – create separate lots for residential, hotel and tennis club developments.
- Transfer of Development Rights – transfer 27 hotels units from Marriott Hotel Site to Tennis Club Site
- Development Agreement – as required by General Plan Land Use Policy & Municipal Code
- Temporary Structure Use Permit - allow temporary use of structures during construction

Golf Club Site – Proposed New Development

- Demolition of the existing golf clubhouse
- Construction:
 - A 35,000 sf. Golf clubhouse
 - A 300-space parking lot
 - 240 sf. Hand car wash structure

MASTER PLAN

- THE TENNIS CLUB
 - 1 new stadium court
 - Tennis Clubhouse
- THE VILLAS
 - 5 single family homes
- THE BUNGALOWS
 - 27 guest rental units
- THE GOLF CLUB

**NBCC
Planned Community**

**stearns
ARCHITECTURE**

500 Broadway Laguna Beach, CA 92651
949 376 7160 FAX 949 376 1560

EXHIBIT
1
1 OF 1





Tennis Club Site – Proposed New Development

- Demolition of existing tennis clubhouse & 18 tennis courts
- Construction of 3 distinct components:
- The Villas
 - 5 Single-unit residential dwellings
 - ranging from 2,200 to 5,300 sf.
- The Bungalows
 - 27 hotel units
 - A 2,170 sf. Concierge & guest meeting facility
 - A 7,450 sf. Spa/fitness center
- The Tennis Club
 - 7 lighted tennis courts (6 existing + 1 new stadium court)
 - A 3,725 sf. Tennis clubhouse

MASTER PLAN

- THE TENNIS CLUB
 - 1 new stadium court
 - Tennis Clubhouse
- THE VILLAS
 - 5 single family homes
- THE BUNGALOWS
 - 27 guest rental units
- THE GOLF CLUB

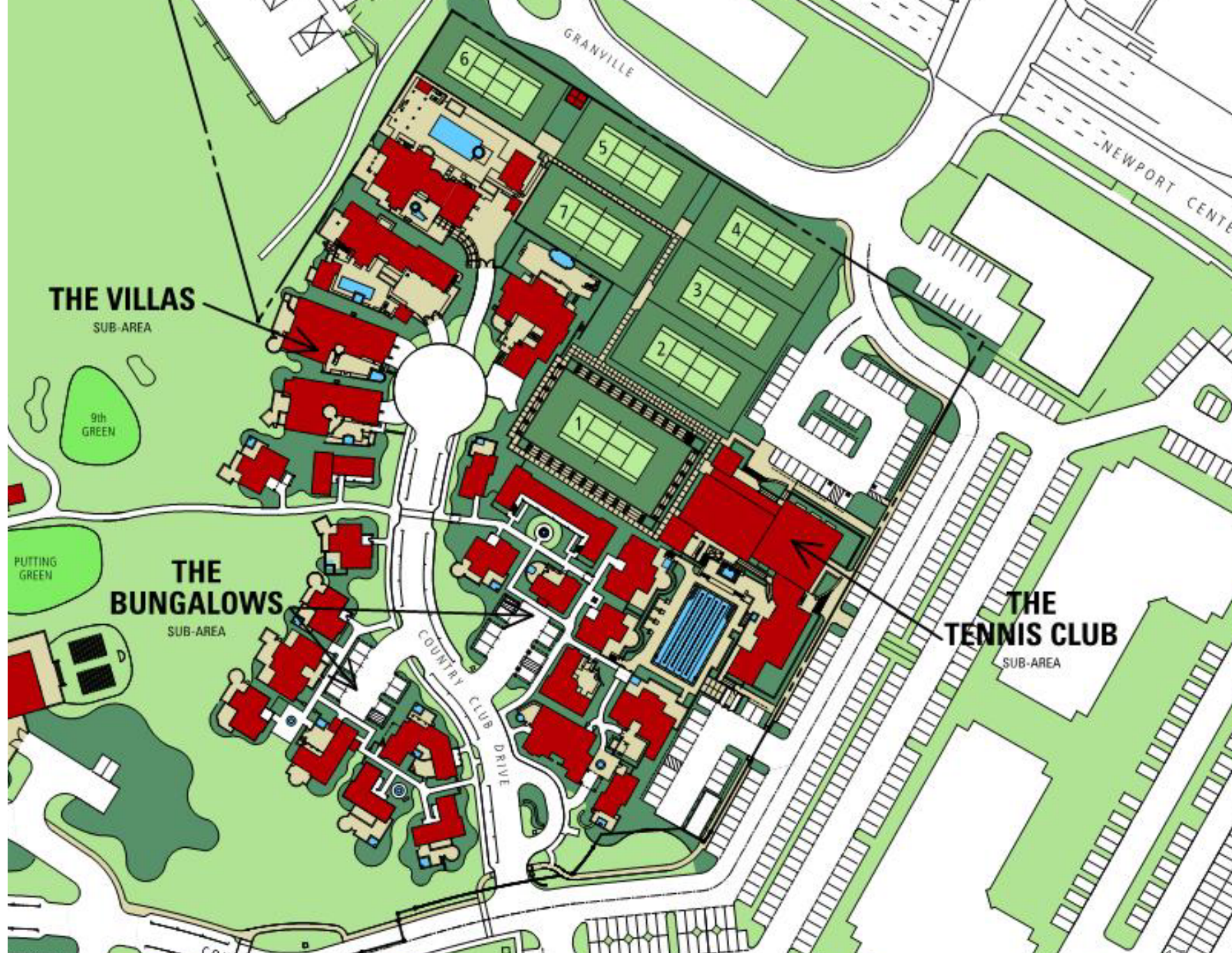
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EXHIBIT
1
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Project Phasing

- 2 Independent stages
 - Tennis Club site: 36 months, in a 4-phase effort
 - Golf Club site: 34 months

Proposed Planned Community Development Plan

- Create and provide zoning standards and design guidelines for Golf Club & Tennis Club Sites
- Create specifically to accommodate the applicant's development
- Include detailed site plan, elevations, floor plans, landscaping plan, sign plan & lighting plan as a part of the proposed zoning document

Transfer of Development Rights

- Transfer of 27 hotel units from Marriott site (Anomaly #43) to Tennis Site (Anomaly #46) as allowed by General Plan Policies LU4.3 and LU6.14.3
- Staff received letters from Marriott stating their concerns and objecting to the transfer

Transfer of Development Rights



Marriott
Hotel Site

Tennis Club
Site

Vesting Tentative Tract Map

- Tennis Club Site
 - Separate lots for residential units;
 - Hotel component;
 - Tennis Club facility;
 - Common open space areas; and
 - Private street

Environmental Review

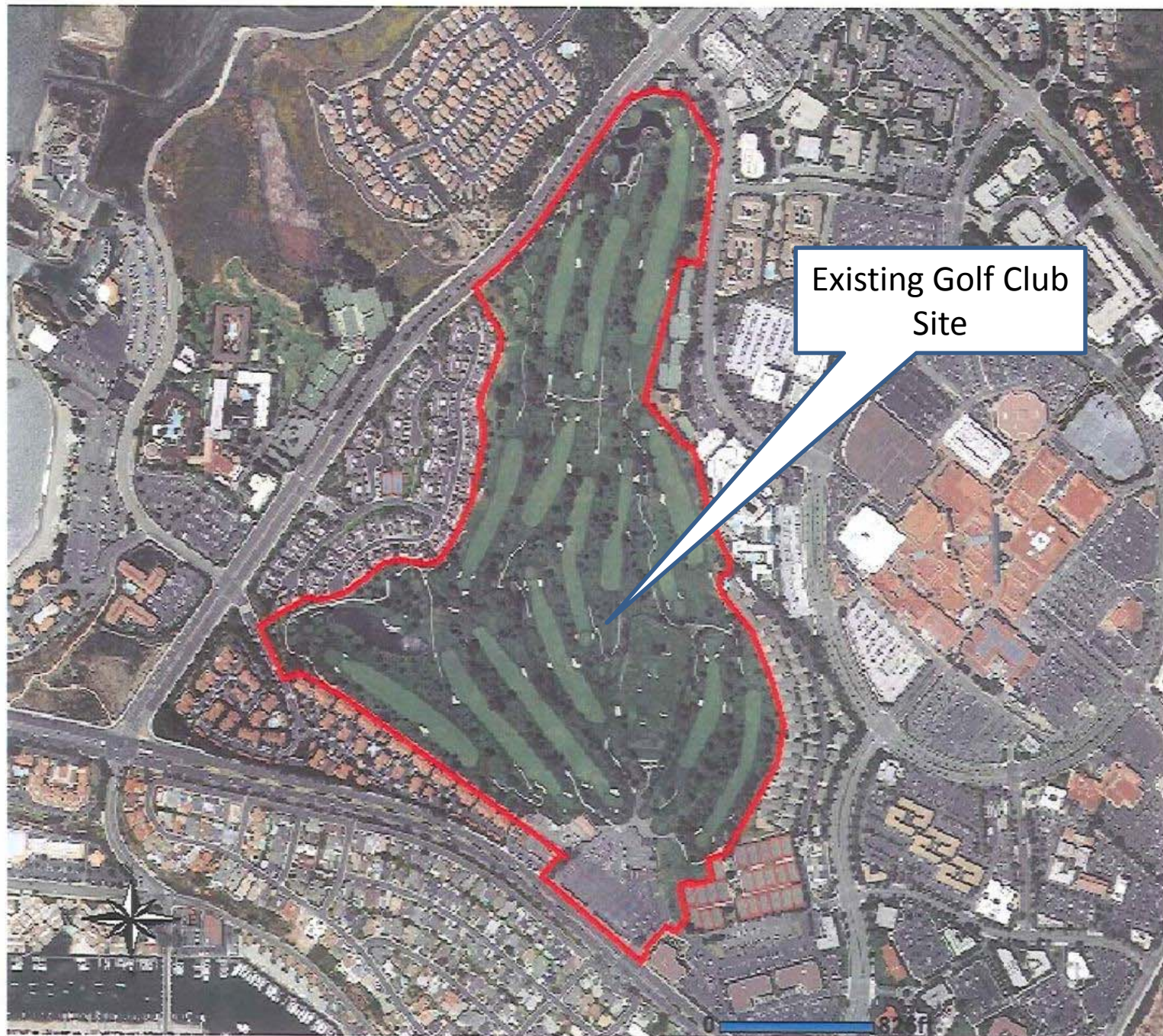
- Mitigated Negative Declaration has been prepared and concluded that the project would not have a significant effect on the environment
- Circulated for public comments for 30 days
- 9 Comment letters received
- Response to Comments have been prepared
- Mitigation monitoring & reporting program for PC consideration

Summary of Golf Realty Fund Application

- Staff does not object to the overall project
- Staff has concerns with the proposed planned community development plan:
 - Architectural design and details, building materials, lighting standards, etc. are too specific
 - Does not provide sufficient flexibility to be implemented
 - All plans will be codified & any changes, other than minor adjustments, would require Zoning Code Amendment
 - Not able to add conditions

Newport Beach Country Club Application

Proposed by Newport Beach Country
Club, Inc., long term lease holder &
operator of the golf course
(PA2005-140)



NPBCC, Inc. Requests:

- General Plan Amendment – increase development limit for golf clubhouse, from 35,000 to 56,000 sf.
- Planned Community Development Plan – provide zoning development standards for Golf Club Site
- Development Agreement – as required by the Municipal Code
- Temporary Structure Use Permit – allow temporary use of structures during construction



NOTE

A : REFER TO CIVIL DRAWING FOR GRADES ON SITE

NEWPORT BEACH COUNTRY CLUB



SCALE: 1" = 40'-0"

0' 40' 80'

Golf Club Site – Proposed New Development

- Demolition of existing golf clubhouse, cart barn & greenskeeper building
- Construction:
 - A 54,819 sf. Golf clubhouse
 - A 8,565 sf. maintenance building
 - A 345-space parking lot

General Plan Amendment

- Increase development limit by 21,000 sf. GSF in Anomaly #74, from 35,000 to 56,000 sf.
- To accommodate 54,819 sf. Clubhouse
- The remaining 1,181 sf. is reserved for future expansion
- GPA would not require a voter approval pursuant to Charter Section 423

Proposed Planned Community Development Plan

- Create and provide zoning standards and design guidelines for Golf Club Site only
- Does not include entire PC 47 area as the applicant has no control over Nursery property or Tennis Club Site
- Is adequate to support project but does not provide the benefits of creating a single, cohesive & comprehensive large-scale planned development for entire site

Environmental Review

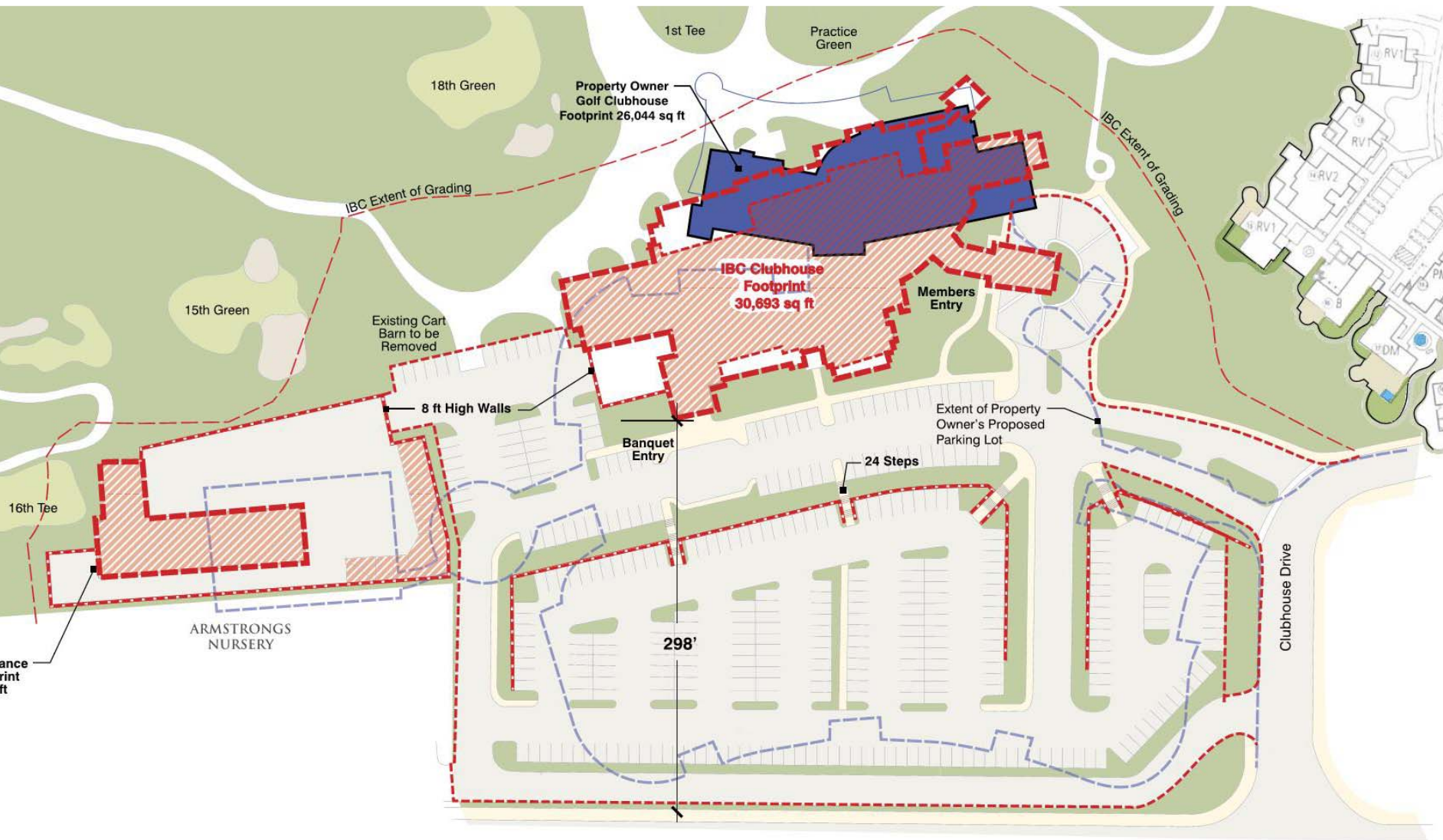
- Mitigated Negative Declaration has been prepared and concluded that the project would not have a significant effect on the environment
- Included the redevelopment of tennis club site as a part of the cumulative analysis
- Circulated for public comments for 30 days
- 9 Comment letters received & response to comments have been prepared
- Mitigation monitoring & reporting program for PC consideration

Summary of NPBCC, Inc. Application

- Staff does not object to a larger clubhouse
- Staff has concerns with the proposed planned community development plan:
 - Does not provide benefits of creating a single, cohesive & comprehensive large-scale planned development for entire site, therefore, does not achieve basic goal of the PC designation
 - Does not provide sufficient flexibility to be implemented
 - All plans will be codified & any changes, other than minor adjustments, would require Zoning Code Amendment
 - Not able to add conditions

Conflicts between 2 applications:

- Golf Club Site:
 - Both applications as proposed by the applicants could not be approved
 - Physical Differences:
 - Building Size: 35,000 sf. (GRF) vs. 56,000 sf. (NPBCC)
 - Building placement: NPBCC's has larger building footprint and situated closer to PCH
 - Parking lot design: perpendicular (GRF) vs. horizontal (NPBCC)
 - Vehicular circulation & access points: NPBCC's retains existing vehicular easement with secondary access from PCH



Alternative Planned Community Development Plan proposed by Staff

- Contains development regulations & flexible architectural guidelines to accommodate both applications
- Contains Site Development Review process to be reviewed and approved by Planning Commission for construction of a new major building, prior issuance of grading or building permit
- Includes the ability to provide/apply conditions of approval

Recommended Actions for Golf Realty Fund Application (PA2005-140)

- Alternative 1 – Staff Proposal
 - Continue the applications to October 20th meeting to allow the applicant to modify their application to reflect alternative planned community development plan as proposed by staff which includes the Site Development Review application; and
 - Direct staff to prepare necessary documents for recommended approval to City Council of transfer of development rights, development agreement, vesting tentative tract map, temporary use permit, site development review, and mitigated negative declaration

- Alternative 2 – Deny the project as proposed by the applicant
 - Continue the application to August 18th, for staff to return with a resolution for denial
- Alternative 3- Approve the project as proposed by the applicant
 - Continue the application to September 22nd, for staff to return with a resolution for recommended approval as requested by the applicant

Recommended Actions for Newport Beach Country Club Application (PA2008-152)

- Alternative 1 – Staff Proposal
 - Continue the applications to October 20th meeting to allow the applicant to modify their application to reflect alternative planned community development plan as proposed by staff which includes the Site Development Review application; and
 - Direct staff to prepare necessary documents for recommended approval to City Council of general plan amendment, development agreement, temporary use permit, site development review and mitigated negative declaration

- Alternative 2 – Deny the project as proposed by the applicant
 - Continue the application to August 18th, for staff to return with a resolution for denial
- Alternative 3- Approve the project as proposed by the applicant
 - Continue the application to September 22nd, for staff to return with a resolution for recommended approval as requested by the applicant